019.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	914,700	/	914,700
USE VALUE:	914,700	/	914,700
ASSESSED:	914,700	/	914,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SHERATON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETRYSHEN TRACEY
Owner 2:	
Owner 3:	
Street 1:	10 SHERATON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PETRYSHEN TRACEY -
Owner 2:	BRAMBRINK OLIVER TOBIAS -
Street 1:	10 SHERATON PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,090 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1645 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7090.000	215,600		699,100	914,700
Total Card	0.163	215,600		699,100	914,700
Total Parcel	0.163	215,600		699,100	914,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.05 | /Parcel: 556.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13577
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!1605!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,600	0	7,090.	699,100	914,700	914,700	Year End Roll	12/18/2019
2019	101	FV	213,700	0	7,090.	765,600	979,300	979,300	Year End Roll	1/3/2019
2018	101	FV	257,500	0	7,090.	487,200	744,700	744,700	Year End Roll	12/20/2017
2017	101	FV	257,500	0	7,090.	445,400	702,900	702,900	Year End Roll	1/3/2017
2016	101	FV	257,500	0	7,090.	361,900	619,400	619,400	Year End	1/4/2016
2015	101	FV	252,100	0	7,090.	361,900	614,000	614,000	Year End Roll	12/11/2014
2014	101	FV	252,100	0	7,090.	329,900	582,000	582,000	Year End Roll	12/16/2013
2013	101	FV	252,100	0	7,090.	313,900	566,000	566,000		12/13/2012

PRINT

Date	Time
12/10/20	17:10:57

LAST REV

Date	Time
10/24/19	15:23:30
apro	
1605	

USER DEFINED

Prior Id # 1:	13577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETRYSHEN TRACE	1512-51		7/25/2017	Convenience	1	No	No		
KEENAN LOUISE,	1394-49		12/21/2010		654,000	No	No		
	574-71		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1292	New Wind	41,000	C				
1/19/2011	42	Redo Bat	21,700					EXTEND KIT

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	HS	Hanne S
11/30/2017	MEAS&NOTICE	BS	Barbara S
3/3/2009	Meas/Inspect	163	PATRIOT
9/28/1999	Meas/Inspect	263	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7090		Sq. Ft.	Site		0	85.	1.16	2			Water F	30					699,131						699,100	

Total AC/HA:	0.16276	Total SF/SM:	7090	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	
Total:	699,131	Spl Credit		Total:	699,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	68078
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264884
Depreciation:	49268
Depreciated Total:	215616

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

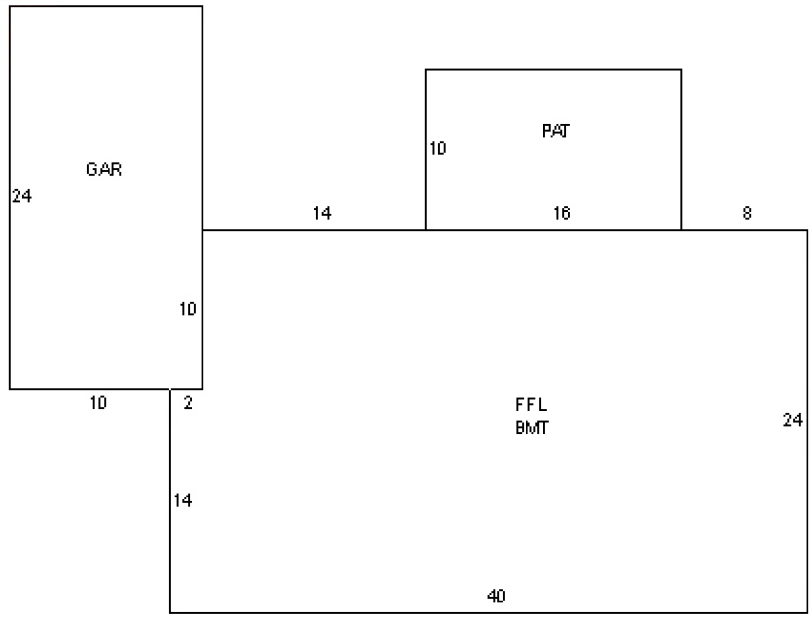
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	92.61
Final Total:	215600	Val/Su SzAd	229.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	73.100	68,709
FFL	First Floor	940	128.240	120,543
GAR	Garage	288	23.680	6,819
PAT	Patio	160	4.590	735

Net Sketched Area:	2,328			Total:	196,806
Size Ad	940	Gross Are	2328	FinArea	1645

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	